146.0	0002	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,700 /	932,700
					USE VALUE:	932,700 /	932,700
					ASSESSED:	932,700 /	932,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOROSCO MYRA E/TRS
Owner 2:	MYRA MOROSCO LIVING TRUST
Owner 3:	
Street 1:	61 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOROSCO MYRA E -
Owner 2:	-
Street 1:	11535 NE 8TH AVE
Twn/City:	MIAMI
St/Prov:	FL Cntry:
Postal:	33161

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 2272 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6144.000	445,500	3,700	483,500	932,700
Total Card	0.141	445,500	3,700	483,500	932,700
Total Parcel	0.141	445,500	3,700	483,500	932,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.52 /Parcel: 410.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95854

GIS Ref

GIS Ref

Insp Date 11/12/08

Parcel ID 146.0-0002-0007.0

!11415!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	445,500	3700	6,144.	483,500	932,700		Year end	12/23/2021
2021	101	FV	433,400	3700	6,144.	483,500	920,600		Year End Roll	12/10/2020
2020	101	FV	433,400	3700	6,144.	483,500	920,600	920,600	Year End Roll	12/18/2019
2019	101	FV	310,700	3700	6,144.	453,200	767,600	767,600	Year End Roll	1/3/2019
2018	101	FV	310,700	3700	6,144.	374,700	689,100	689,100	Year End Roll	12/20/2017
2017	101	FV	310,700	3700	6,144.	344,500	658,900	658,900	Year End Roll	1/3/2017
2016	101	FV	310,700	3700	6,144.	314,200	628,600	628,600	Year End	1/4/2016
2015	101	FV	270,600	3700	6,144.	308,200	582,500	582,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:28:46

LAST REV

Date	Time
06/01/17	10:06:30
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11415

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOROSCO MYRA E	36405-593		9/2/2002	Family	10	No	No		
MOROSCO ANTHONY	25687-202		9/27/1995		1	No	No		F

USER DEFINED

Prior Id # 1:	95854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2015	233	Manual	22,000					Interior demo.

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
11/12/2008	Meas/Inspect	189	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/16/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6144		Sq. Ft.	Site		0	80.	0.98	9									483,454						483,500	

Total AC/HA:	0.14105	Total SF/SM:	6144	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	483,454	Spl Credit		Total:	483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.20614409
Const Adj.:	0.98990101
Adj $ / SQ:	167.155
Other Features:	118697
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499459
Depreciation:	53942
Depreciated Total:	445517

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

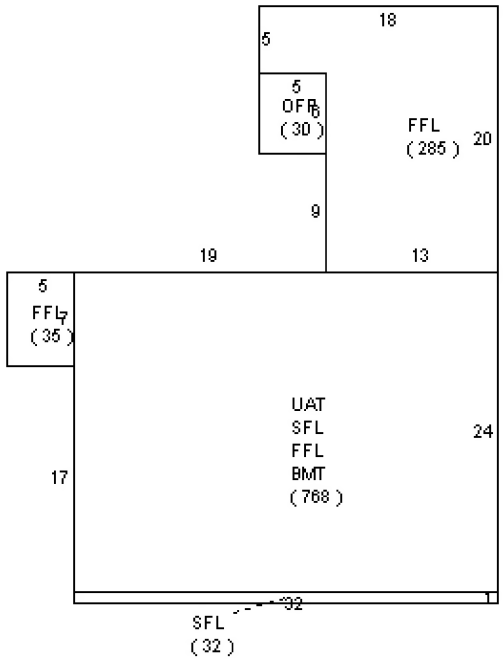
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.15
Special Features:	0	Val/Su Net:	154.79
Final Total:	445500	Val/Su SzAd	235.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	167.150	181,864
SFL	Second Floor	800	167.150	133,724
BMT	Basement	768	66.440	51,029
UAT	Upper Attic	192	66.860	12,837
OFP	Open Porch	30	43.560	1,307

Net Sketched Area:	2,878	Total:	380,761
Size Ad	1888	Gross Area	3454	FinArea	2272
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1940	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700